020.0	0001	0016.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	925,900 / 925,900
					USE VALUE:	925,900 / 925,900
					ASSESSED:	925,900 / 925,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
115		SPY POND PKWY, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SAPAROFF DIANE/TRUSTEE
Owner 2:	DIANE SAPAROFF REVOCABLE
Owner 3:	LIVING TRUST
Street 1:	115 SPY POND PKWY
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SAPAROFF DIANE -
Owner 2:	-
Street 1:	115 SPY POND PKWY
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .201 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1963, having primarily Clapboard Exterior and 2413 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8748.000	345,800		580,100	925,900
Total Card	0.201	345,800		580,100	925,900
Total Parcel	0.201	345,800		580,100	925,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 383.71 | /Parcel: 383.71

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 14120

GIS Ref

GIS Ref

Insp Date 12/06/17

!1660!

PREVIOUS ASSESSMENT

Parcel ID 020.0-0001-0016.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	345,800	0	8,748.	580,100	925,900		Year end	12/23/2021
2021	101	FV	333,800	0	8,748.	580,100	913,900		Year End Roll	12/10/2020
2020	101	FV	333,800	0	8,748.	580,100	913,900	913,900	Year End Roll	12/18/2019
2019	101	FV	263,800	0	8,748.	750,700	1,014,500	1,014,500	Year End Roll	1/3/2019
2018	101	FV	263,800	0	8,748.	477,700	741,500	741,500	Year End Roll	12/20/2017
2017	101	FV	263,800	0	8,748.	436,800	700,600	700,600	Year End Roll	1/3/2017
2016	101	FV	263,800	0	8,748.	354,900	618,700	618,700	Year End	1/4/2016
2015	101	FV	250,000	0	8,748.	354,900	604,900	604,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	20:21:38

LAST REV

Date	Time
01/03/18	15:05:11
ekelly	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 1660

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SAPAROFF DIANE,	63981-273		7/28/2014	Convenience	1	No	No		
	12510-641		8/30/1973		48,860	No	No		N

USER DEFINED

Prior Id # 1:	14120
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
12/6/2017	TTL REFUSAL	BS	Barbara S
5/11/2009	Measured	372	PATRIOT
9/28/1999	Mailer Sent		
9/28/1999	Measured	256	PATRIOT
8/26/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8748		Sq. Ft.	Site		0	85.	0.78	2									580,074						580,100	

Total AC/HA:	0.20083	Total SF/SM:	8748	Parcel LUC:	101	One Family	Prime NB Desc	KEL/MANOR	Total:	580,074	Spl Credit		Total:	580,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:	k - Kelwyn Manor		

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1963	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.08514297
Const Adj.:	0.99989998
Adj $ / SQ:	119.354
Other Features:	93500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	424781
Depreciation:	79009
Depreciated Total:	345771

COMMENTS

NC=REAR FFL ADD RECHECK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	2	HB	

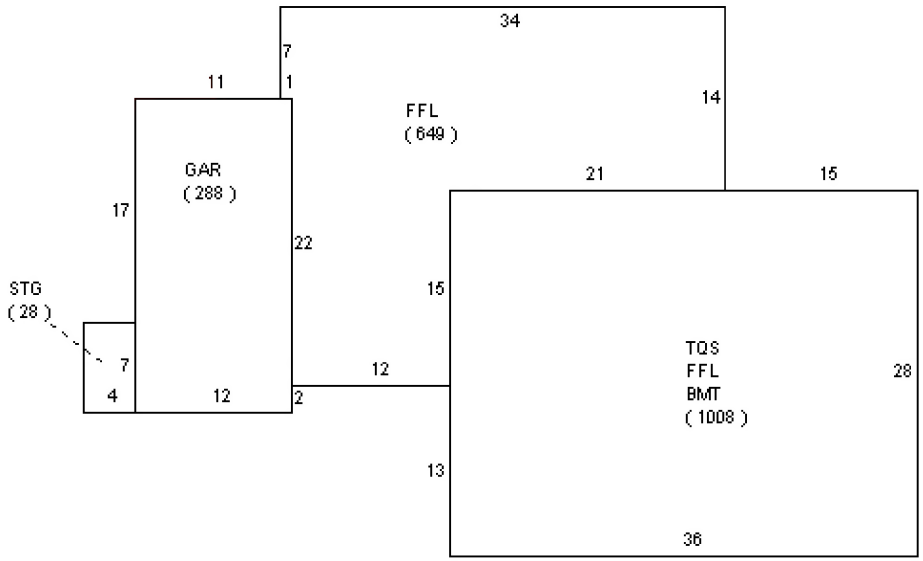
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	119.35
Special Features:	0	Val/Su Net:	92.53
Final Total:	345800	Val/Su SzAd	143.31

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,657	119.350	197,769
BMT	Basement	1,008	35.810	36,093
TQS	3/4 Story	756	119.350	90,231
GAR	Garage	288	23.680	6,819
STG	Storage	28	13.140	368

Net Sketched Area:	3,737			Total:	331,280
Size Ad	2413	Gross Area	3989	FinArea	2413

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

020.0-0001-0016.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	